

VOICE OF THE BROADMEAD

No. 2

BROADMEAD

November 15, 1979

IN MARYLAND SAUERKRAUT GOES WITH THANKSGIVING DINNER

If you are not a Marylander, please know that in this state there can be no turkey without sauerkraut--especially at Thanksgiving time. The "Voice" has not done any in-depth research but believes that this sauerkraut-with-turkey custom has come down to use from the German settlers of Maryland--although there is no such custom in Wisconsin where there were even more Germans; at least not among the Germans in Madison, Wisconsin.

We are not sure of Pennsylvania, although we are sure there is no such tradition in Philadelphia.

Several dictionaries define sauerkraut but go no further. Webster's Home University Dictionary states that sauerkraut is: "A pickle of shredded cabbage packed in layers alternating with salt and allowed to ferment."

Sauerkraut, as a relish, is easy to prepare. It should be boiled down until its white color changes to a light brown, to piquancy and texture, thus becoming a perfect complement to the delicate flavor of turkey.

It may be prepared simply or, under the aegis of haute cuisine, caraway seeds, bits of Golden Delicious apple, or a dash of your favorite white wine may be added.

If you have never eaten turkey with sauerkraut, "Try it, you'll like it."

UNION TRUST OPENS BRANCH

The Broadmead branch of the Union Trust Co. opened on November 19 in the Community Building, near the postal boxes. Some weeks earlier, Union Trust had Mrs. Wheeler at the branch to help Residents with their banking problems.

BROADMEAD STRONG FISCALLY, RESIDENTS' MEETING HEARS

Broadmead is sound and safe, fiscally, despite delays and, most of all, despite the high cost of inflation.

This was the conclusion to be drawn from a meeting of the Residents held November 3, at the request of Residents who were concerned that the delays in completion and the boarding out of some Residents awaiting their apartments would rush monthly payments upwards.

Feared most of all is inflation.

Everyone seemed to have left satisfied on hearing the facts and figures--more figures that ordinary laymen can easily grasp.

There was this other assurance, from Berkeley Mann, head of the Finance Committee of the Board of Trustees of Broadmead, who in answer to a question, assured his hearers that the Board scrutinizes all the decisions and the figures that come from the management of Broadmead. He added:

"I have never known members of a Board who have attended meetings more regularly or given more time to an organization than the members of the Broadmead Board."

It was also brought out that the banks financing the Community and permanent mortgage holders are also watchdogs as to the soundness and safety of Broadmead, from the fiscal point of view. And, no bank or other mortgage holder has raised a single question as to the sound management of the project.

ALL QUESTIONS ANSWERED

Any question that any Broadmeader, resident or waiting, might have had was asked at the meeting and was answered satisfactorily or 99.44 per cent satisfactorily.

Martin Trueblood also invited any handful

WHAT DO YOU DO AT BROADMEAD?

Our neighbors around Broadmead are a friendly, warm, cooperative set of folks, whether you are buying office supplies, newspapers, gasoline, or antiques.

Just the same, however, they can't help themselves asking "Do you work there; what do you do? Or, "When are you off?" Or, "Do you help take care of Broadmead?"

It takes about three repetitions of "I live there" to resolve in their utterances that "We live there."

Just the same, however, our neighbors are lovely folks--in church, in the stores, etc.

of Residents (3-4 persons) to come to his office if such Residents felt compelled to examine the detailed documents as to contract-letting, as to the construction manager arrangements, and as to the decisions made in different areas of the Broadmead evolution.

It was also pointed out that some Residents arrived before their apartments were ready, due to no fault of the Broadmead management, but due to the management being given commitments as to completion, commitments which were not kept by the differing levels of builders.

Trueblood praised the different county officials who have had to make inspections of the buildings and to give their approvals. He said, at all times and in all areas, they have been most cooperative and informative and, "while doing their duty have placed no roadblocks in our way".

Appreciation Expressed

There were several voices raised to compliment the Administration and the Board for the progress made, despite inflation, hurricanes and unexpected snows. One Resident said: "It's an ill wind that does not blow some good." She continued:

"My husband and I have not been able to get into our apartment as yet and we won't go in until it is completely ready; but, what friendships we have developed while waiting. I am sure, if everything was ready and complete, we would have missed some of the contacts we have made."

As to a 3 per cent rise in construction costs, above budget expectations, there were several voices which felt that "just a 3 per cent hike in these times is remarkable."

Catherine Motz, Chairperson of the Board, opened the meeting, and later, also reminded Residents that they could continue their questioning at the teas and other get-togethers which Residents hold from time to time.

WHAT ANOTHER REPORTER HEARD ABOUT BROADMEAD SITUATION

Almost 60 persons came, on November 3, to hear a report on the financial status of Broadmead and on the future construction schedules. We met in the temporary dining room.

Berkeley Mann, Chairman of the Finance Committee and Vice-Chairman of the Board of Trustees, addressed himself to two major issues: (1) The current and future financial "health" of Broadmead and (2) The impact of the unanticipated expenditures on Residents' monthly payments.

Perhaps the most important statement made by Mr. Mann was the unqualified assurance that "Broadmead is fiscally and financially sound" and "the Board of Trustees is assuming its extraordinary responsibilities with competence and enthusiasm."

By way of background, Mr. Mann explained that Whiting-Turner, a most respected and experienced firm, was selected as "construction manager" at a maximum guaranteed figure" which includes all expenditures except those incurred for furniture, fixtures, Broadmead's administrative costs, and the charges due to delays occasioned by events defined legally as "acts of God."

Why No Guaranteed Date

The fee does not include a guaranteed date. This guarantee could have been arranged ("purchased") at a near-prohibitive payment which, however, would have altered the Broadmead fee for structure appreciably, it was made known.

The construction delays due to the unprecedented and continuing extremely bad weather and the misrepresentation by the construction personnel about completion dates of the first eight clusters, led to the conditions that prevailed on September 24 when Broadmead was officially opened.

Martin Trueblood added that, at all times, and for 3-4 weeks preceding September 24, the entire administrative staff was hardly able to keep its collective heads above water. In his own words, he continued:

"I am deeply embarrassed that there was such a hurtful time for staff and incoming Residents. We did all we could manage to do, although I wish we had had the insight, the wisdom and the time to alert everyone to what was going on here."

During the discussion period, Mr. Mann reported that, according to Broadmead policy, there is to be an annual auditor's report as of June 30. This report will be submitted to the Trustees in September and, soon thereafter, distributed to Broadmead Residents. Further, there will be quarterly unaudited financial reports in an effort to keep the Board, the administration and the Residents informed.

Two Apartments Vacant

In response to a query, Martin Trueblood reported that the indebtedness for the storage of furniture, moving costs, and expenditures for temporary housing and meals was in the neighborhood of \$6000. Moreover, all standby applicants have been accommodated and only two apartments are now available. (Any applicant accepted prior to December 31, may take advantage of the Charter Resident Entrance Fee. After that date, an increased fee goes into effect.)

Martin Trueblood also revealed that monthly fees will not be reviewed or changed until July 1, 1980. He also reported that of the \$12 million total entry fees, about one-half has already been paid.

It was also brought out that, in order to be sure that all structural errors are corrected, Broadmead withholds 10% of the sub-contractors' fees until all agreed upon obligations have been fulfilled.

To those who wish more detailed and explicit financial data, Martin Trueblood suggested that interested persons "preferably 3-4 but not more than 10 at one time", make an appointment to meet with him.

SALT II TREATY SHOULD BE RATIFIED, RESIDENTS URGED

It did not turn out to be a debate; but it was a most informative and enlightening discussion of Salt II (The Strategic Arms Limitation Talks) which, in the form of a treaty between the United and the Soviet Union, is now before the Senate for ratification.

The discussants were Henry E. Niles, a life-long advocate of peace, Chairman of the Business Executives Move for National Priorities, and presently Chairman-emeritus of the Board of the Baltimore Life Insurance Company. The second speaker was Charles Franklin Baldwin, for 40 years in the U. S. Foreign Service and more recently "diplomatic in residence" at the University of Virginia. Both are Broadmead Residents. Niles is a graduate of the Johns Hopkins University; Baldwin a graduate of Georgetown.

Both agreed that it is better for the United States and Russia to keep on talking than to resort to war. Both agreed that SALT does not abolish strategic and nuclear arms but will limit them.

While Niles leaned in the direction of the lowering of defense expenditures, Baldwin stressed that the United States "should negotiate but it should remain prepared and strong militarily, not only in strategic arms but also in conventional arms".

The listeners were urged to write their Senators. They were also challenged to

answer the question, "Will the United States and the world be better off, or worse off, with or without Salt II."

The word, "veritability" was used a great deal in the discussion--whether and to what extent the USA can learn and check as to whether, and how, the Soviets are living up to the limitations of the treaty. Both speakers, referring to many experts, felt sure that veritability is possible.

For those interested in supporting Salt II, for a \$2 donation, they can obtain a packet from: Religious Committee on Salt, 110 Maryland Ave., N.E., Washington, D. C. 20002.

Those inclined to oppose SALT can secure more printed information from The Coalition for Peace through Strength, 449 South Capitol St., Washington, D. C., 20003.

The Program Committee of the Broadmead Residents was complimented on arranging the SALT program. Mildred Beck is Chairman.

APPLE CAKE OR CHOCOLATE TURTLES

Following the Voice's suggestion about sharing recipes, Dorothy Covil suggests making chocolate turtles as "lovely gifts for Christmas". She did not send the recipe, but you'll find it on the bulletin board, she informs us. She adds: "Chocolate turtles are easy to make and delicious."

From Margaret Bouchelle comes a story of how she and her household aide played hide and seek with an apple cake. The aide arrived to clean just as Resident Bouchelle was in the midst of her cake. But, it came out all right "and is delicious".

By the way, the Voice has learned from different sources that Margaret Bouchelle is not only quite a cook, but she enjoys doing things in the kitchen. A few weeks ago, she entertained the old Stony Run Sewing Circle at luncheon, all cooked by herself. By the way, her recipe for her apple cake is also on the bulletin board.

SALUTE TO ENTRANCE SIGN

There can be no negative reaction to the entrance sign just erected. It is of clear letters, easily to see from afar, and powerful. It is alive, as Broadmeaders are alive. The easier to find us, my dears!

BIRDS AND NATURE WALK

Want to spend some of Thanksgiving Day on a bird and nature walk? Well, if you, and you and you answer "Yes", the "walk" is on.

It is for everyone interested in "the nature at Broadmead". Time, place of starting, and other details are posted on Residents' Bulletin Board. This much is known. It will start about 9:30 a.m. and continue for about an hour.

Meanwhile, if you find some good birding and/or natural areas, if you have birds visiting your feeder (we don't yet!). If you are or know an amateur or professional in some facet of natural history, who could help the amateurs, please let him get in touch with writer: A-3, 666-1938.

By the way, the Rowes haven't had any bird visitors, but we did have a salamander and the Flemings had a baby frog greeting them at their front door the other evening.

CHRISTMAS CAROLS BY FRIENDS SCHOOL

If all goes as planned, the Friends School Choir will bring Christmas carols and other Yuletide music to Broadmead Residents on Monday, December 10, at noon. The group's director is Elizabeth Gossage. Watch the bulletin board.

THE VOICE OF THE RESIDENTS

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